



The Weekly Permit Bulletin

July 26, 2012

Providing official notice of land use applications, meetings, decisions, recommendations, hearings, and appeals of land use decisions within the City of Bellevue

GENERAL INFORMATION REGARDING USE OF OPTIONAL DNS PROCESS

When the **SEPA** field indicates a **Determination of Nonsignificance (DNS)** is expected, the optional DNS process is being used and a DNS is likely. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. The Threshold Determination will also be noticed in a subsequent issue of this Weekly Permit Bulletin. A copy of the subsequent Threshold Determination for the proposal may be obtained upon request.

Notice of Application

NOTICE OF APPLICATION AND PUBLIC HEARING

Horizon View C Rezone

Location: 5008, 5022, 5036, 5050, 5372 151st Ave SE; 15110, 15126, 15140, 15150, 15109, 15121 SE 53rd Pl; 5300, 5313, 5316, 5323, 5330, 5335, 5344, 5351, 5356, 5363, 5375, 5387, 5422, 5435, 5436 153rd Ave SE; 5304, 5408 153rd PL SE; 5412, 5422, 5448, 5506 152nd PL SE
Neighborhood: Eastgate/Cougar Mountain
File Number: 12-116644 LQ

Description: Application for area-wide rezone from R-3.5 to R-2.5 per Part 20.35.400 LUC Process IV City Council Legislative Actions and Part 20.30A LUC Rezone.

Approvals Required: Adoption of ordinance by the City Council

SEPA: Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

Date of Application: June 19, 2012

Completeness Date: July 19, 2012

Applicant: Dan Stroh, Planning Director

Applicant Contact: Nicholas Matz, Planning and Community Development Department, 425-452-5371

Planner: Heidi Bedwell, 425-452-4862

Planner Email: hbedwell@bellevuewa.gov

NOTICE OF APPLICATION

Rykowski Garage

Location: 806 W Lake Sammamish Pkwy. SE
Neighborhood: Sammamish/East Lake Hills

File Number: 12-116932-LO and 12-116933-WG

Description: Application for Land Use approval to construct a 633 square-foot detached garage with a finished living space above at the toe of a steep slope critical area. A Critical Areas Land Use Permit (LO) is required for modification of the steep slope and required setback. A Shoreline Substantial Development Permit (WG) is required because the proposed work is within 200 feet of Lake Sammamish.

Approvals Required: Critical Areas Land Use Permit approval, Shoreline Substantial Development Permit approval and ancillary permits and approvals

SEPA: Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

SEPA AND Critical Areas Land Use Permit

Comment Period Ends: Thursday, August 9, 2012, 5 PM. Refer to page one for information on how to comment on a project.

Shoreline Permit Comment Period Ends: Monday, August 27, 2012. Refer to page one for information on how to comment on a project.

Date of Application: June 22, 2012

Completeness Date: July 25, 2012

Applicant Contact: Joel Glass, Design Guild Homes, 425-890-2869

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF APPLICATION

Elsoe Residence Garage Roof Replacement

Location: 2238 W Lake Sammamish Parkway SE

Neighborhood: Sammamish/East Lake Hills

File Number: 12-115762-LO

Description: Application for Land Use approval to allow a garage within a setback from a steep slope critical area with a new pitched roof. The garage is existing but is not a primary structure and requires review to make the structure legally nonconforming.

Approvals Required: Critical Areas Land Use Permit approval and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: Thursday, August 9, 2012, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: May 30, 2012

Completeness Date: June 27, 2012

Applicant Contact: Robert Sorensen, MacPherson Construction, 425-391-3333

Planner: Reilly Pittman, 425-452-4350
Planner Email: rpittman@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

Detering Pier

Location: 2418 W. Lake Sammamish Pkwy SE

Neighborhood: Sammamish/East Lake Hills

File Number: 12-113835 WG

Description: Land Use approval for a Shoreline Substantial Development Permit and SEPA review to construct a new pier. Proposed pier will consist of 10-6-inch diameter steel piles, 385 square feet grated pier decking, a boatlift and jetski lift. Proposed mitigation includes native plantings behind the existing bulkhead.

Approvals Required: Shoreline Substantial Development Permit approval and ancillary permits and approvals

Decision: Approval with Conditions

SEPA: Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

Appeal Period Ends: Thursday, August 16, 2012 2012, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: May 15, 2012

Completeness Date: May 24, 2012

Notice of Application Date: May 31, 2012

Applicant: Carsten Detering

Applicant Contact: Steve Zuvela, Waterfront Construction, 206-548-9800

Planner: Heidi Bedwell, 425-452-4862

Planner Email: hbedwell@bellevuewa.gov

NOTICE OF DECISION

Bellevue at Main

Location: 15 Bellevue Way

Neighborhood: West Bellevue

File Number: 11-125426-LD

Description: Design Review approval to re-vest a previous Design Review decision (06-106375-LD) to construct a mixed-use project with 32,745 square feet of ground floor commercial uses and 260 residential units on a 2.68 acre site zoned DNTN-OB (Old Bellevue) and located in Subdistrict A of the Downtown Perimeter Design District.

Decision: Approval with Conditions

Concurrency Determination: Certificate of Concurrency Issued

SEPA: Determination of Non-Significance is issued. Refer to page one for how to appeal a project.

Appeal Period Ends: Thursday, August 9, 2012, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: October 25, 2011

Completeness Date: November 7, 2011

Notice of Application Date: November 17, 2011

Applicant: EVII, LLC

Applicant Contact: Andy Loos, SRM Development, 206-200-0675

Planner: Sally Nichols, 425-452-2727

Planner Email: spnichols@bellevuewa.gov

Notice of Threshold Determination

NOTICE OF THRESHOLD DETERMINATION

NE 4th Street/120th Avenue NE Corridor Project

SEPA Threshold Determination Attachments [1](#), [2](#), [3](#), [4](#), [5](#), [6](#), [7](#), [8](#), [9](#), [10](#), [11](#), [12](#), [13](#), [14](#), [15](#), [16](#), [17](#), [18](#), [19](#), [20](#), [21](#), [22](#), [23](#), [24](#), [25](#), [26](#), [27](#)

Location: NE 4th Street and 120th Ave NE (Generally – See project area map)

Neighborhood: Bel-Red

File Number: 11-114971-LM

Description: SEPA approval of the selected alignment of the NE 4th Street/120th Ave NE Corridor Project

Decision: Approval

Concurrency Determination: N/A

SEPA: Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.

Appeal Period Ends: Thursday, August 9, 2012, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: June 6, 2011

Completeness Date: June 30, 2011

Notice of Application Date: July 7, 2011

Applicant Contact: Paul Krawczyk, Project Manager City of Bellevue Transportation Department, 425-452-7905

Planner: David Pyle, 425-452-2973

Planner Email: dpyle@bellevuewa.gov